

## OVERSLEY HOUSE KINWARTON ROAD ALCESTER



A much improved and nicely proportioned mid terraced retirement property being offered to persons 60 years of age and over. Being offered with no upward chain and pleasantly situated within a highly regarded, select, retirement complex and conveniently located within close proximity to local amenities to include mini supermarket and doctor's surgery with pharmacy. Benefiting from double glazing, gas fired central heating and having accommodation to include: Reception Hallway, lounge/diner, generously sized kitchen, three bedrooms, storage cupboards and re-fitted shower room. The complex enjoys impressively landscaped communal grounds, communal laundrette, library, lounge, guest room (subject to availability) and communal parking. EPC rating C.

**£185,000**

# 1A Oversley House, Kinwarton Road, Alcester, Warwickshire, B49 6PX

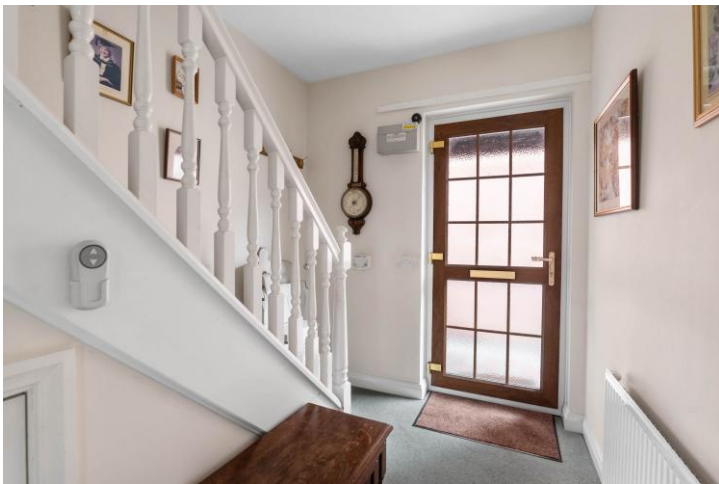
## Main Entrance



## Lounge/Diner 5.84m (19'2") x 3.44m (11'3")



## Hallway



## Kitchen 3.54m (11'8") x 2.72m (8'11")



### **Bedroom One**

**3.44m (11'3") x 3.33m (10'11")**



### **Re-Fitted Shower Room**

**2.49m (8'2") x 1.65m (5'5")**



### **Bedroom Two**

**3.25m (10'8") max x 2.47m (8'1")**



### **Outside**

#### **Communal Grounds**



### **Bedroom Three**

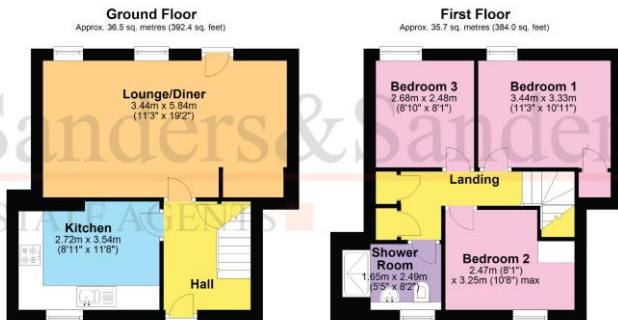
**2.68m (8'10") x 2.48m (8'1")**



## Floor Plans & Property Details Tenure

### Disclaimer

**These floor plans are for identification purposes only in relation to where one room is situated to another. They are not to be relied upon in any way for dimensions, scaling or sq. ft./metres. We will not be held responsible for any loss incurred, due to reliance on these measurements from the floor plans or measurements from the property details. You are advised to confirm all measurements.**



Total area: approx. 72.1 sq. metres (776.4 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. While every effort has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

**Please note that the property is made up of two titles.**

**Leasehold with two leases made up of terms of 99 years from March 1984.**

**Service Charge £599.60 per quarter (this may be subject to change).**

**Ground Rent £30 per quarter (this may be subject to change).**

### Fixtures & Fittings

**Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.**